

184.0

0007

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

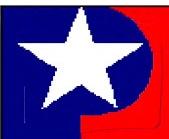
697,100 / 697,100

USE VALUE:

697,100 / 697,100

ASSESSED:

697,100 / 697,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
35		VIRGINIA RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: HOWARD ANDREW T	
Owner 2: HOWARD ZOELLER KRISTIE	
Owner 3:	

Street 1: 35 VIRGINIA RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1: PORZIO JOSEPH E-MADALENE -	
Owner 2: -	

Street 1: 35 VIRGINIA RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	
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NARRATIVE DESCRIPTION	
This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 1512 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Z	R1
SINGLE FA	100
water	
o	
Sewer	
n	
Electri	
Census:	Exempt
Flood Haz:	
D	
Topo	1
s	
Street	
t	
Gas:	









**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6600.000	263,800	700	432,600	697,100		124118
							GIS Ref
							GIS Ref
							Insp Date
							07/11/18

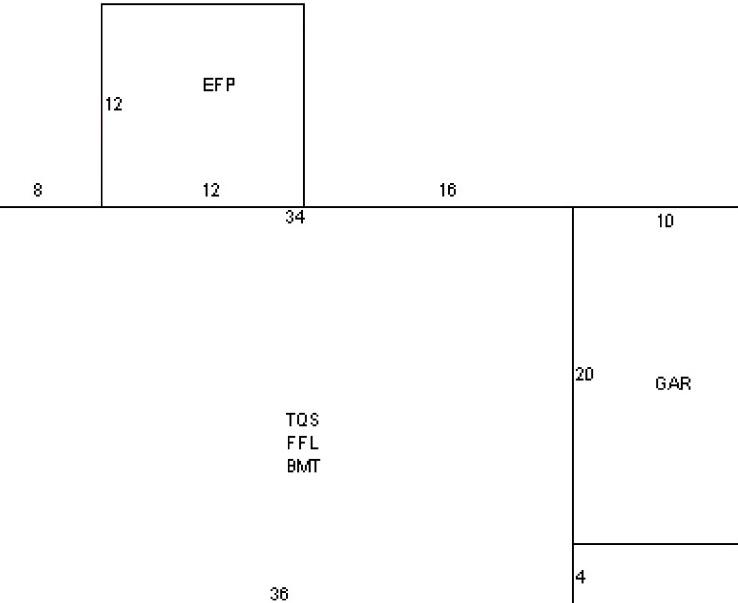
PREVIOUS ASSESSMENT								Parcel ID	184.0-0007-0018.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	263,800	700	6,600.	432,600	697,100		Year end	12/23/2021
2021	101	FV	255,000	700	6,600.	432,600	688,300		Year End Roll	12/10/2020
2020	101	FV	255,000	700	6,600.	432,600	688,300	688,300	Year End Roll	12/18/2019
2019	101	FV	212,400	700	6,600.	432,600	645,700	645,700	Year End Roll	1/3/2019
2018	101	FV	212,400	700	6,600.	364,600	577,700	577,700	Year End Roll	12/20/2017
2017	101	FV	212,400	700	6,600.	333,700	546,800	546,800	Year End Roll	1/3/2017
2016	101	FV	212,400	700	6,600.	284,300	497,400	497,400	Year End	1/4/2016
2015	101	FV	199,700	700	6,600.	247,200	447,600	447,600	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
PORZIO JOSEPH E	48088-571		8/31/2006			415,000	No	No					
	11108-82		5/6/1966				No	No	N				

BUILDING PERMITS											ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
11/18/2011	1522	Re-Roof	6,350						7/11/2018	MEAS&NOTICE	CC	Chris C			
									11/13/2008	Meas/Inspect	345	PATRIOT			
									12/18/2006	MLS	MM	Mary M			
									3/2/2000	Inspected	270	PATRIOT			
									1/4/2000	Mailer Sent					
									12/29/1999	Measured	263	PATRIOT			
									12/1/1981		GP				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600	Sq. Ft.	Site			0	70.	0.94	7									432,598						432,600	

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>						<b>SKETCH</b>										
Type: 5	- Cape					Full Bath: 2	Rating: Average		OF=SINK IN BMT.						EFP										
Sty Ht: 1T	- 1 & 3/4 Sty					A Bath:	Rating:								12										
(Liv) Units: 1	Total: 1					3/4 Bath:	Rating:																		
Foundation: 1	- Concrete					A 3QBth:	Rating:																		
Frame: 1	- Wood					1/2 Bath:	Rating:																		
Prime Wall: 1	- Wood Shingle					A HBth:	Rating:																		
Sec Wall:			%			OthrFix: 1	Rating: Fair																		
Roof Struct: 1	- Gable					<b>OTHER FEATURES</b>																			
Roof Cover: 1	- Asphalt Shgl					Kits: 1	Rating: Average		1st Res Grid   Desc: Line 1   # Units 1																
Color: YELLOW							A Kits:	Rating:		Level FY LR DR D K FR RR BR FB HB L O															
View / Desir:							Frl: 1	Rating: Average		Other															
<b>GENERAL INFORMATION</b>						WSFlue:	Rating:		Upper																
Grade: C - Average												Lvl 2													
Year Blt: 1952	Eff Yr Blt:											Lvl 1													
Alt LUC:	Alt %:											Lower													
Jurisdct:	Fact: .											Totals	RMS: 7	BRs: 3	Baths: 2	HB									
Const Mod:							<b>CONDO INFORMATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>						
Lump Sum Adj:							Location:							Exterior:	No Unit	RMS	BRS	FL							
<b>INTERIOR INFORMATION</b>						Total Units:							Interior:	1	7	3	M								
Avg Ht/FL: STD							Floor:							Additions:											
Prim Int Wal 1	- Drywall					% Own:							Kitchen:												
Sec Int Wall:			%			Name:							Baths:												
Partition: T	- Typical											Plumbing:													
Prim Floors: 3	- Hardwood					Total: 26.4	%							Electric:											
Sec Floors:			%									Heating:													
Bsmnt Flr: 12	- Concrete											General:													
Subfloor:							<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>												
Bsmnt Gar:							Basic \$ / SQ: 110.00							Rate	Parcel ID	Typ	Date	Sale Price							
Electric: 3	- Typical					Size Adj.: 1.34444439																			
Insulation: 2	- Typical					Const Adj.: 0.99989998																			
Int vs Ext: S							Adj \$ / SQ: 147.874																		
Heat Fuel: 1	- Oil					Other Features: 84300																			
Heat Type: 3	- Forced H/W					Grade Factor: 1.00																			
# Heat Sys: 1							NBHD Inf: 1.00000000																		
% Heated: 100	% AC:					NBHD Mod:																			
Solar HW: NO	Central Vac: NO					LUC Factor: 1.00																			
% Com Wal	% Sprinkled					Adj Total: 358356																			
	Depreciation: 94606												Juris. Factor:			Before Depr:	147.87								
	Depreciated Total: 263750												Special Features: 0			Val/Su Net:	96.99								
													Final Total: 263800			Val/Su SzAd:	174.47								
<b>MOBILE HOME</b>						Make:				Model:				Serial #:				Year:	Color:						
<b>SPEC FEATURES/YARD ITEMS</b>															<b>PARCEL ID</b> 184.0-0007-0018.0										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
2	Frame Shed	D	Y	1	10X14	A	AV	1998	0.00	T	16.8	101													
19	Patio	D	Y	1	18X12	G	AV	1970	4.98	T	39.2	101			700		700								
More: N	Total Yard Items:			700	Total Special Features:						Total:			700											
															<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b> 										